



AGENDA

DESIGN REVIEW BOARD

Wednesday, May 14, 2008, 11:00 a.m.
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas

1. Call to Order
2. Consideration, discussion and possible action to approve meeting Minutes.
 - April 25, 2008
3. Presentation, possible action and discussion regarding freestanding sign details for Washington Baptist Church, located at 1801 Texas Avenue South in the Wolf Pen Creek Zoning District. Case # 08-00500081 (JP)
4. Presentation, possible action, and discussion regarding recruitment and appointment of new Design Review Board Members. (MH)
5. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
6. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Wednesday, May 14, 2008 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2008 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2008 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2008.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2008.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
Friday, April 25, 2008
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Chairman John Nichols, Ward Wells, Hunter Goodwin, Nancy Sawtelle and Alan King

Board Members Absent: None

Staff Present: Planning Administrator Molly Hitchcock, Staff Planners Crissy Hartl and Matt Robinson, and Staff Assistant Nicole Padilla

Others Present: Barry Ivins, Andrew Hawkins, and John Rhodes

AGENDA ITEM NO. 1: Call to order.

Chairman John Nichols called the meeting to order at 11:07 a.m.

AGENDA ITEM NO. 2: Consider absence request

~ Nancy Sawtelle - March 24, 2008

Hunter Goodwin motioned to approve the absence request. Ward Wells seconded the motion; which passed unopposed (4-0).

AGENDA ITEM NO. 3: Possible action and discussion to approve meeting minutes for March 24, 2008.

Ward Wells motioned to approve the meeting minutes. The motion was seconded by Alan King and passed (4-0).

AGENDA ITEM NO. 4: Presentation, possible action and discussion for a waiver to Building Design Considerations for Historic Properties in the Northgate Districts for the Corner Bar located at 401 University Drive. Item # 08-00500043 (CH)

Crissy Hartl, Staff Planner, presented the item stating that the applicant had revised the previously submitted elevations to include a new exposed steel structure at the base of the addition which borders the roof line of the building.

Ward Wells and Hunter Goodwin expressed their approval of the newly revised elevations showing the clear separation between old and new.

Alan King motioned to approve the waivers to the Building Design Considerations for Historic Properties in the Northgate District to include the construction of a black veneer structure on the roof for the customers which will be guarded by a 50-inch metal rail located two feet from the building edge, the use of a paint color that resembles the color black as submitted, and the building elevations that include an exposed steel structure at the base of the addition. Hunter Goodwin seconded the motion; motion passed (5-0).

AGENDA ITEM NO. 5: Presentation, possible action and discussion for waivers to the Building Design Considerations for Historic Properties and to the Sidewalk Standards in the Northgate Districts for the structure located at 106 College Main. Item # 08-00500079 (MR)

Matt Robinson, Staff Planner, presented the item stating that the applicant is requesting waivers to renovate the façade to add an additional doorway to the building located at 106 College Main more commonly known as the Hookah Station and to maintain its current 8.6 feet sidewalk.

John Rhodes, Applicant, presented a detailed historic account of the building and its previous owners. He further explained that the current owner would like to renovate the façade of the building to preserve its historic character and to provide better pedestrian traffic flow for his customers. He presented to the Board Members the few photographs he was able to locate in his research and answered questions in general from Board Members.

Alan King expressed concern with leaving the sidewalk at its current 8.6-foot width and the doors swinging into the sidewalk when open, therefore further limiting the width.

Ward Wells and Hunter Goodwin both expressed their approval that both the Applicant and owner are going to significant measures to improve the façade and restoring the historical character.

Hunter Goodwin motioned to approve the item as submitted including the addition of a door to be located in the front of the building and to maintain the sidewalk width in its current 8.6-foot from the building to the street. Nancy Sawtelle seconded; motion passed (4-1). Chairman Nichols voted in opposition of the item.

AGENDA ITEM NO. 6: Presentation, possible action, and discussion regarding recruitment and appointment of new Design Review Board members. (MH)

Molly Hitchcock, Planning Administrator, gave a brief summary of the recruitment status of new Design Review Board members and the current requirements to become a board member. She answered questions in general from the Board Members.

There was discussion between the Board Members of possible Design Review Board applicants in the community.

AGENDA ITEM NO. 7: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Board Members requested that a discussion of the recruitment and appointment of new Design Review Board members be a standing agenda item until all open membership positions are filled.

AGENDA ITEM NO. 8: Adjourn

Ward Wells motioned for adjournment. The motion was seconded by Alan King; motion passed (5-0).

Meeting adjourned at 12:20 p.m.

APPROVED:

John Nichols, Chairman

ATTEST:

Nicole Padilla, Staff Assistant

**DESIGN REVIEW BOARD
WOLF PEN CREEK DESIGN DISTRICT
STAFF REPORT**

Project Manager: Jennifer Prochazka, AICP, Sr. Planner Report Date: May 7, 2008
Email: jprochazka@cstx.gov Meeting Date: May 14, 2008

**For
WASHINGTON CHAPEL BAPTIST CHURCH**

Item: Presentation, possible action and discussion regarding freestanding sign details for Washington Baptist Church, located at 1801 Texas Avenue South in the Wolf Pen Creek Zoning District.

Applicant: McCo-Ad Signs dba Insignia

Item Summary: The applicant is requesting to install a freestanding sign for the Washington Baptist Church Building. All signs within the Wolf Pen Creek district must receive approval from the Design Review Board. Sign details have been provided as an attachment and color samples will be available at the meeting. The proposed sign includes a maroon base and cabinet surround and a white sign face with red vinyl lettering.

All signs reviewed and approved by the Design Review Board will require the submittal of a sign application to the Planning & Development Department in order to receive an approved sign permit prior to installation of any signs.

Administrator Recommendations: Staff recommends approval of the proposed signage.

Issues/Items for Review:

Signage – The proposed sign is in compliance with Section 7.4 Signs of the Unified Development Ordinance. The Design Review Board may use the following guidance when considering signs in Wolf Pen Creek:

Section 5.6.A.11

- a. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- b. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- c. The colors, materials and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- d. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- e. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- f. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

Attachments:

1. Application
2. Sign details
3. Color & Material Samples (available at the meeting)



FOR OFFICE USE ONLY	
SE NO.	08-81
DATE SUBMITTED	3-31-08

3:30
AC

**DESIGN REVIEW BOARD
WOLF PEN CREEK
BUILDING & SIGN REVIEW APPLICATION**

MINIMUM SUBMITTAL REQUIREMENTS

- AC ☒ Application completed in full.
☒ \$200 Special District Review Fee.
☐ Ten (10) copies of facade details with dimensions.
☐ Ten (10) copies of sign details with dimensions.
☐ Ten (10) copies of the building elevation showing sign placement (if attached signage is proposed).
☐ Color and material samples.

Date of Preapplication Conference: _____

NAME OF BUSINESS Washington Chapel Baptist Church
ADDRESS 1801 Texas Avenue S. College Station, TX 77840
LEGAL DESCRIPTION _____
PRESENT USE OF PROPERTY Church
PROPOSED USE OF PROPERTY Church

APPLICANT'S INFORMATION:

Name McCo-Ad Signs dba Insignia
Street Address 1312 Finfeather
City Bryan State Texas Zip Code 77803
E-Mail Address _____
Phone Number 979-822-6881 Fax Number 979-775-3654

PROPERTY OWNER'S INFORMATION:

Name Washington Chapel Baptist Church (Clint Robertson)
Street Address 1801 Texas Avenue S. College Station, TX 77840
City College Station State Texas Zip Code 77840
E-Mail Address _____
Phone Number 979-820-4036 Fax Number _____

DESCRIPTION OF PROPOSED EXTERIOR CHANGES Replacing existing
sign with a same-sized sign and moving
from right side of driveway to the left side.

AND/OR

ATTACHED SIGN

Square Footage _____

X FREESTANDING SIGN

Square Footage 64 sq ft

All Wolf Pen Creek applications must be reviewed by the Design Review Board. Once a meeting is scheduled, the applicant will be notified of the date and time so that he can be present to discuss the proposal with the Board. The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Dina Kuder

Signature of Owner, Agent or Applicant

3/31/08

Date